

IGLESIA CAMINO DEL REY CHURCH

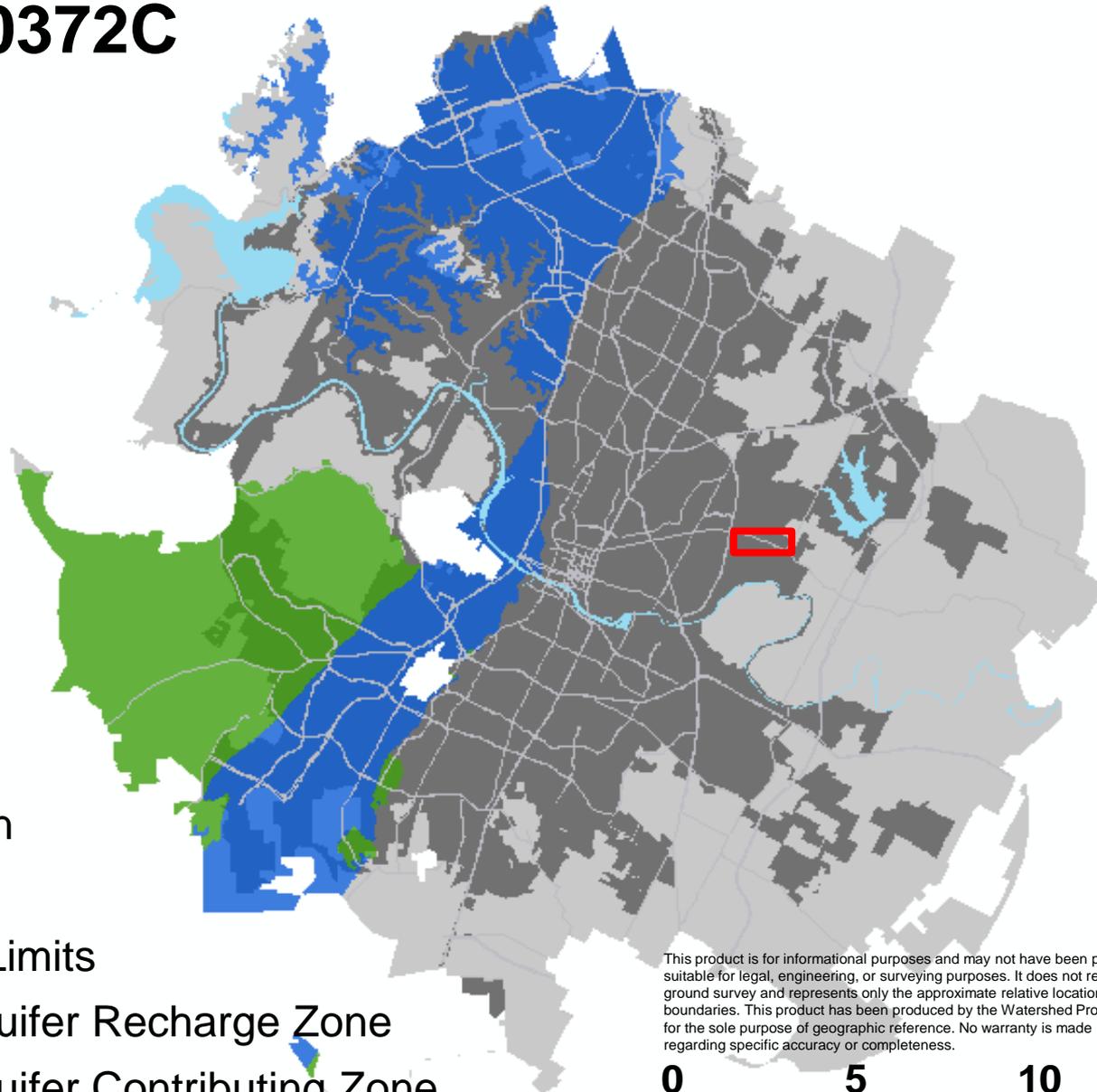
**7604 FM 969 RD
SP-2015-0372C**

Pamela Abee-Taulli

Environmental Review Specialist Senior

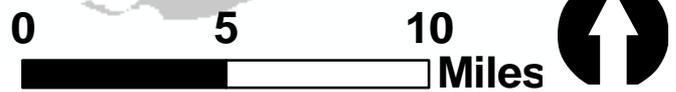
Development Services Department

SP-2015-0372C



-  Site Location
-  Austin ETJ
-  Austin City Limits
-  Edwards Aquifer Recharge Zone
-  Edwards Aquifer Contributing Zone

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PROPERTY DATA

- **Walnut Creek Watershed**
- **Suburban**
- **Full Purpose Jurisdiction**
- **Council District 1**
- **Not located over Edwards Aquifer Recharge Zone**
- **No Critical Environmental Features**
- **Slopes between 15 and 35 percent**
- **Critical Water Quality Zone**
- **Floodplain**

Iglesia Camino Del Rey Church
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Topography



Iglesia Camino Del Rey Church
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Critical Water Quality Zone



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Floodplain



BACKGROUND

- Applicant is proposing to construct church and related parking on 7.69 ac. tract.
- The site is
 - Wooded; vegetation includes ashe juniper, cedar elm, hackberry, persimmon, mesquite.
 - Relatively flat on the south side, adjacent to FM 969, with a hill on the north end, and an elevation change from 450 feet to 540 feet.

VARIANCE ONE

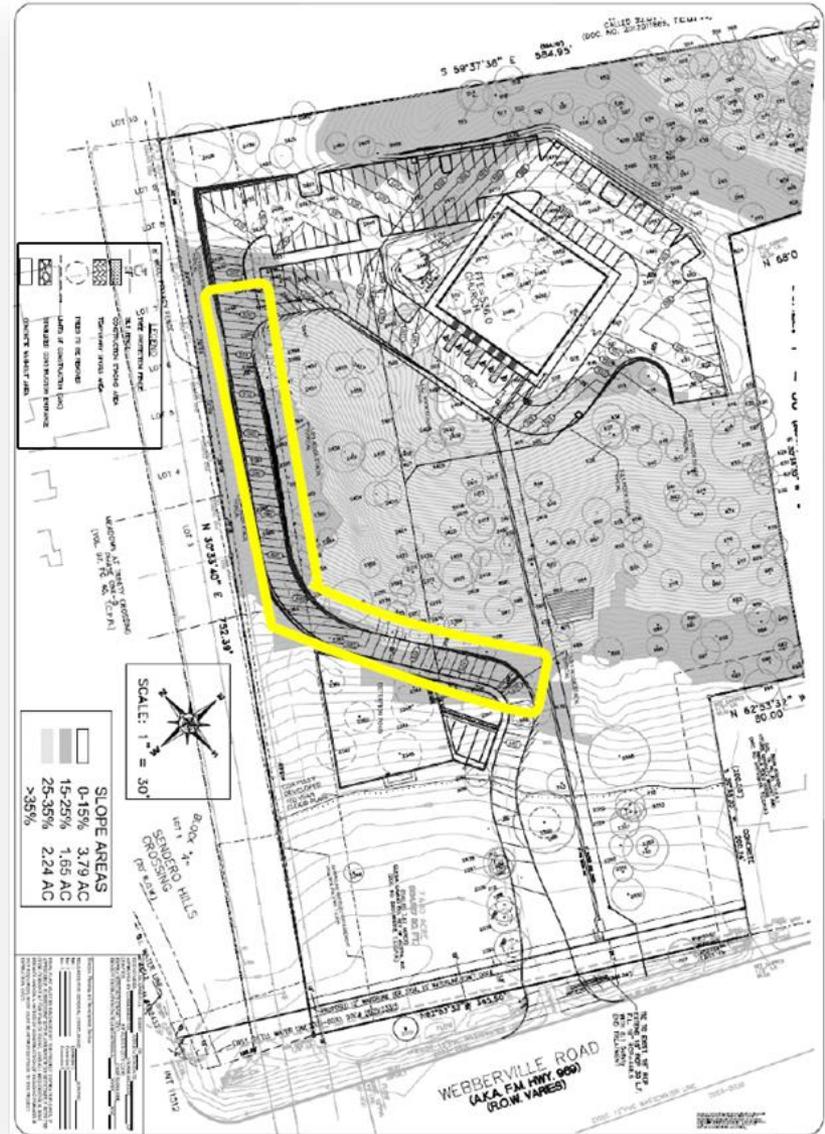
LDC 25-8-301(A)

Construction of a roadway or driveway on slopes.

- Prohibits construction of a roadway or driveway on a slope with a gradient of more than 15 percent unless the construction is necessary to provide primary access to:
 1. At least two contiguous acres with a gradient of 15 percent or less; or
 2. Building sites for at least five residential units.

VARIANCE ONE REQUEST

Construction of a roadway or driveway on slopes.



VARIANCE TWO

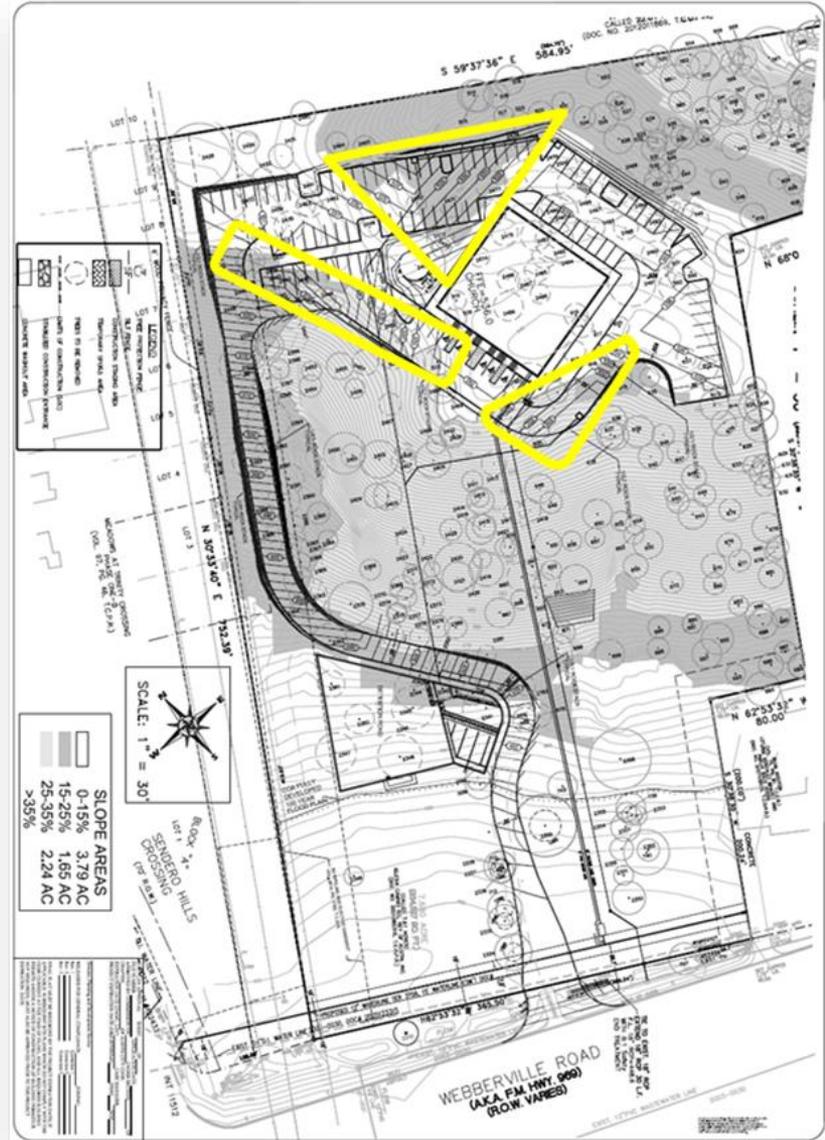
LDC 25-8-302(A)(2)

Construction of building or parking area on slopes.

- Prohibits construction of a parking area (surface parking) on a slope with a gradient of more than 15 percent.

VARIANCE TWO REQUEST

Construction
of a building
or parking
area on
slopes.



VARIANCE THREE

LDC 25-8-341

Cut requirements.

- **Prohibits cut exceeding 4 feet.**
- 25-8-42(B)(7), granting an administrative variance for cut exceeding 4 feet, does not apply on a slope with a gradient of more than 15 percent. [LDC 25-8-42(D)(4)]

VARIANCE FOUR

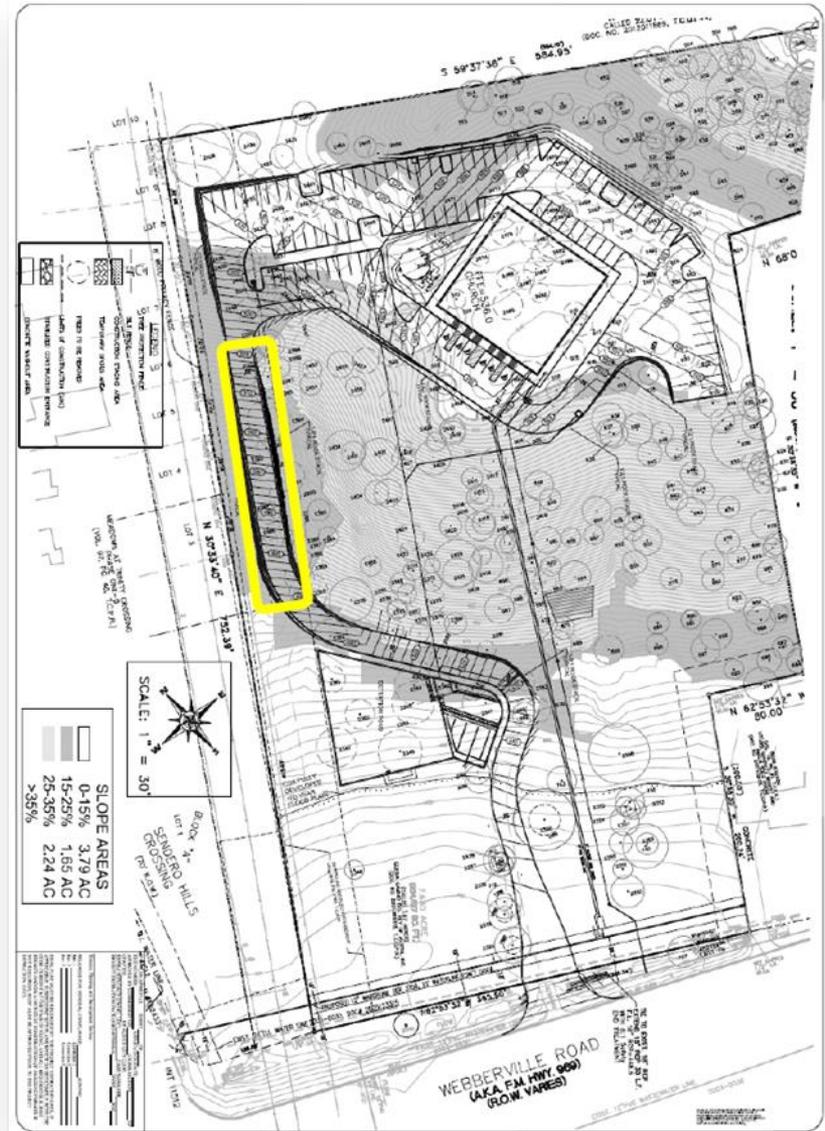
LDC 25-8-342

Fill requirements.

- **Prohibits fill exceeding 4 feet.**
- 25-8-42(B)(7), granting an administrative variance for fill exceeding 4 feet, does not apply on a slope with a gradient of more than 15 percent. [LDC 25-8-42(D)(4)]

VARIANCE FOUR REQUEST

Fill exceeding
4 feet on slope
exceeding 15
percent.



VARIANCE RECOMMENDATION

Approval of variances with following conditions:

- *Provide improved erosion and sedimentation control by storing spoils away from concentrated flow, outside of the floodplain, on slopes less than 15 percent. This will remove spoils from path of high-velocity stormwater and thereby reduce chance that sediment will leave construction site.*
- *Reduce development footprint by providing structural containment (retaining walls) where construction requires grading exceeding 4 feet on slopes exceeding 15 percent.*